

034.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

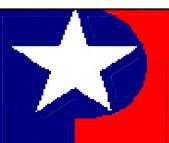
491,600 / 491,600

USE VALUE:

491,600 / 491,600

ASSESSED:

491,600 / 491,600


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Owner 1:	MULUGETA HIRUT	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 71 SUNNYSIDE AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: N
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	FERREIRA EDUARDO D/MARY M -
Owner 2:	-

Street 1: 71 SUNNYSIDE AVENUE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: N
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 3,535 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Wood Shingle Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	4	Rolling
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3535		Sq. Ft.	Site		0	64.	1.49	3									336,672						336,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										23405
										GIS Ref
										GIS Ref
										Insp Date
										12/07/18

!2779!

USER DEFINED

Prior Id # 1:	23405
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	18:08:01
LAST REV	
Date	Time
05/14/19	14:09:32
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 034.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	155,300	0	3,535.	336,700	492,000	492,000	Year End Roll	12/18/2019
2019	101	FV	119,200	0	3,535.	305,100	424,300	424,300	Year End Roll	1/3/2019
2018	101	FV	119,200	0	3,535.	289,300	408,500	408,500	Year End Roll	12/20/2017
2017	101	FV	119,200	0	3,535.	252,500	371,700	371,700	Year End Roll	1/3/2017
2016	101	FV	119,200	0	3,535.	215,700	334,900	334,900	Year End	1/4/2016
2015	101	FV	94,400	0	3,535.	199,900	294,300	294,300	Year End Roll	12/11/2014
2014	101	FV	94,400	0	3,535.	165,700	260,100	260,100	Year End Roll	12/16/2013
2013	101	FV	94,400	0	3,535.	157,800	252,200	252,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERREIRA EDUARD	46456-573		11/10/2005		314,000	No	No		
MULLANE PATRICK	39277-276		5/21/2003		220,000	No	No		
O'KEEFE JANICE-	22494-46		10/14/1992		109,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2014	1136	Manual	8,361	9/9/2014				Repairs to 2nd flo
4/29/2004	356	Renovate	18,000	C		G6	GR FY06	ofp to efp, repair

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
1/24/2009	Meas/Inspect	197	PATRIOT
2/27/2006	MLS	MM	Mary M
7/18/2005	Permit Visit	BR	B Rossignol
7/18/2005	OWNR INFO	BR	B Rossignol
4/8/2000	Inspected	276	PATRIOT
2/18/2000	Measured	270	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

